

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

**PREPARED BY:** Lise Bazinet, Planner II

**SUBJECT:** Site Plan

**AFFECTED DISTRICT:** 2

**ITEM REQUEST:** Schedule for Council Meeting

**TITLE OF AGENDA ITEM:** SP 11-4-07, Walgreens at University Professional Shopping Center, 2710 N. University Drive (B-2) Site Plan Committee recommended approval subject to staff's comments and the following: 1) that the applicant would clear out the last parking space on the dead-end portion of the parking lot facing University Drive to allow for a turn-around (northwest corner of the property); 2) the applicant would remove two parking spaces on the 'L' shaped parking area to the east of the Walgreens and enlarge the landscape curved area for better traffic access for parking; 3) the applicant shall adjust the photometric plan limiting all "hot spots" and not exceeding eight-foot candles in any one area; and 4) the applicant shall add some architectural feature, painting, or scoring on the rear of the building to enhance the rear view to the existing buildings.

**REPORT IN BRIEF:** The proposed site plan is for a new, one-story, 14,354 square foot building. Two (2) drive-through lanes and one by-pass lane are located at the eastside of the building for drive-through services. Vehicular access into the subject site is through University Drive and Davie Road Extension. The existing Walgreen Store located behind the proposed site, will be vacated. The proposed site plan meets all parking, landscaping, and all other requirements.

\*Full size copies of the plans will be provided to Town Council separately.

**PREVIOUS ACTIONS:** n/a

**CONCURRENCES:** At the March 9, 2010 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Mr. Engel, to approve subject to staff's comments and the following: 1) that the applicant would clear out the last parking space on the dead-end portion of the parking lot facing University Drive to allow for a turn-around (northwest corner of the property); 2) the

applicant would remove two parking spaces on the 'L' shaped parking area to the east of the Walgreens and enlarge the landscape curved area for better traffic access for parking; 3) the applicant shall adjust the photometric plan limiting all "hot spots" and not exceeding eight-foot candles in any one area; and 4) the applicant shall add some architectural feature, painting, or scoring on the rear of the building to enhance the rear view to the existing buildings. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – absent; Mr. Breslau – yes; Mr. Engel – yes; Mr. Evans – no. **(Motion carried 3-1)**

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION(S):** Other - Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):** Planning Report

**Application:** SP 11-4-07/08-22/Walgreens at University Professional Shopping Center  
**Original Report Date:** 02/25/10  
**Revision(s):** 03/12/10

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**TOWN OF DAVIE**  
**Planning & Zoning Division**  
*Staff Report and Recommendation*

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**Applicant Information**

**Owner:**

**Name:** University/Davie, LLC  
**Address:** 7860 Peter Road, Suite F-111  
**City:** Plantation, FL 33324  
**Phone:** (954) 370-3682

**Petitioner:**

**Name:** Jose R. Merlo/Walgreens  
**Address:** 7340 SW 48<sup>th</sup> Street – Suite 104  
**City:** Miami, FL 33155  
**Phone:** (954) 499-8663 x 231

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**Background Information**

**Application Request:** Site plan approval for a new store building and site amenities

**Address:** 2710 N. University Drive

**Location:** Generally located northeast of SW 64<sup>th</sup> Avenue (Davie Rd. Extension) and on the westside of University Drive.

**Future Land Use**

**Plan Map Designation:** Commercial

**Zoning:** B-2, Community Business District

**Existing Use:** Vacant area

**Net Parcel Size:** 4.34 net acres (189,267 square feet)

**Proposed Use:** Walgreens Pharmacy Store

	<b><u>Surrounding Uses:</u></b>	<b><u>Surrounding Land</u></b>
		<b><u>Use    Plan    Map</u></b>
<b><u>Designations:</u></b>		
<b>North:</b>	Commercial Development	Commercial
<b>South:</b>	Not in the Town of Davie (City of Hollywood)	City of Hollywood

<b>East:</b>	Church/ Vacant Land	Residential	1
DU/Acre			
<b>West:</b>	Vacant Land	Commercial	

**Surrounding Zoning:**

<b>North:</b>	B-2, Community Business District
<b>South:</b>	Not in the Town of Davie (City of Hollywood)
<b>East:</b>	A-1 Agricultural District/CF, Community Facility District
<b>West:</b>	RM-16, Medium High Dwelling District

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## Zoning History

### **Related Zoning History:**

Pursuant to a referendum vote, the subject site was annexed to the Town of Davie by Ordinance 81-7, on March 5, 1981.

### **Previous Requests on same property:**

*Plat Application (P 3-7-89 Prima Professional Campus):* was approved on July 19, 1989, with a note restricting it to 72,500 square feet of office and 5,000 square feet of commercial use in Parcel A, and 41,400 square feet commercial use in Parcel B, and was subsequently recorded in Plat Book 147, Page 31, of the official records of Broward County.

*Site Plan Applications (SP 3-3-89 and SP 3-4-89 University Professional Campus Shopping Center):* were approved on August 15, 1990.

*Site Plan modifications (SP 6-11-90 and SP 5-5-91 University Professional Campus Shopping Center):* were approved on June 19, 1991.

*Site Plan Application (SP 2-6-03 Village Parc Townhomes):* was approved by Town Council on October 1<sup>st</sup>, 2003.

*Site Plan Modification (SPM 3-7-05, Village Parc Townhomes):* was approved by Town Council on April 2, 2005.

*Rezoning Application (ZB 3-4-03, Village Parc Townhomes):* Rezoning subject site from B-2, Community Business District to: RM-10, Medium Density Dwelling District was approved by Town Council on October 1<sup>st</sup>, 2003.

*Delegation Request Application (DG 3-3-03, Prima Professional Campus):* to change the plat note to: "This plat is restricted to 9,900 square feet of commercial use and 70 townhomes on Parcel A and 41,410 square feet of commercial use in Parcel B", was approved on October 1<sup>st</sup>, 2003 but never recorded and therefore null and void.

*Rezoning Application (ZB 3-1-09, Town Park Crossing):* to rezone a portion of the subject site from RM-10, Medium Dwelling District to RM-16, Medium High Dwelling District was approved by Town Council on May 20, 2009.

*Flex Application (FX 4-1-08, Town Park Crossing):* To allocate 30 affordable units from flex zone 113 to subject site (Flex Zone 102) was approved by Town Council on May 6, 2009.

*Delegation Request (DG 7-1-06, Prima Professional Campus /Town Park Crossing):* Delegation request to amend the approved restrictive note on the plat known as "Prima Professional Campus." was approved by Town Council on May 6, 2009.

*Conceptual Site Plan Application (CSP3-2-09, Town Park Crossing):* Request for conceptual site plan approval for an affordable housing project consisting of 100 units was approved by Town Council on May 6, 2009.

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## Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

*Land Development Code (Section 12-24 (J)(5))*, the B-2, Community Business District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community. Retail stores are intended to include convenience, fashion and durable goods.

*Land Development Code (Section 12-83)*, Conventional Nonresidential Development Standards for B-2, Community Business District, minimum lot area 52,500 sq. ft., minimum lot frontage 200', maximum height is 35', maximum building ratio is 40%, and minimum open space requirement is 30%.

*Land Development Code (Section 12-208(A))*, requirements for off-street parking.

*Land Development Code (Section 12-205 (5))*, requires all parking and loading areas shall be constructed with a six-inch raised curb or bumper blocks along sidewalks, safety island, driveways, sight distance triangles and other places as needed.

*Land Development Code (Section 12-107)*, site landscaping requirements for commercial and industrial districts over twenty thousand square feet of gross site area.

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## Comprehensive Plan Considerations

### Planning Area:

The subject property is within Planning Area 11; This Planning Area is bound by Stirling Road on the north, Davie Road Extension on the southeast, and University Drive on the west. The area is characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwellings per acre. There is one single family residential subdivision developed at five dwellings per acre.

**Broward County Land Use Plan:** The proposed plat is in Flexibility Zone 102.

### Applicable Goals, Objectives & Policies:

*Future Land Use Plan, Policy 5-2:* The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

*Future Land Use Element, Policy 17-1:* Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

*Future Land Use Plan, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.



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## Application Details

1. *Site:* The site plan consists of a new one-story 14,354 square foot building. Pedestrian access to and from the building is through proposed paths located throughout the site. The site plan illustrates two dumpster enclosures located at the rear (north) of the building, next to loading zone and service exits. Two (2) drive-thru lanes and one by-pass lane are located at the eastside of the building for drive-thru services.
2. *Architecture:* The architecture of the building reflects a modern interpretation of vernacular design with metal roofs, “Hardiplank” siding imitating shutters, and stucco bands imitating gable roofs. The building’s finishes consist of stucco, porcelain tile for the base trim, stucco banding, and scoring details. The exterior of the building is painted in tones of yellow and brown.
3. *Access and Parking:* Vehicular access into the subject site is through University Drive and Davie Road Extension. After vehicular traffic enters, it may maneuver through a two way drive aisle to parking areas. The site plan exceeds the requirements of Land Development Code by providing a total of 150 parking spaces.
4. *Lighting:* The lighting design meets the minimum illumination standards of the Land Development Code requirements. This application has not been reviewed for compliance with the newly adopted “night sky” requirements since this application was received prior to their adoption.
5. *Signage:* Signage is not part of this site plan application. All signs shall meet code prior to the issuance of a building permit.
6. *Landscaping:* The landscape plan meets the minimum requirements as indicated in the Land Development Code. The landscape plan indicates Laurel Oaks, Green Buttonwoods, Live Oaks, as well as Yellow Tabebuias are proposed throughout the site.
7. *Drainage:* Approval from Central Broward Drainage District (CBWCD) was obtained on June 2, 2008 for the site plan.
8. *Trails:* The Driftwood Park Trail is located along Davie Road Extension right-of-way adjacent to the subject site. This trail will accommodate leisure activities to and from the subject site and will also provide access numerous Davie parks and other trails.
9. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, Police, and Fire. The applicant obtained concurrency from all Town departments.

10. *Compatibility:* The proposed store can be considered compatible with both existing and allowable commercial uses and properties along University Drive and Davie Road Extension.

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## **Significant Development Review Agency Comments**

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

### **Planning and Zoning Division:**

1. Provide stacking for drive-thru pharmacy.
2. Provide visibility triangles at all access points.
3. Indicate existing and proposed on Walgreens floor plan.
4. Need to provide floor plan and elevations of proposed one-story building strip mall.

### **Engineering Division:**

1. Approval from CBWCD must be obtained prior to final site plan approval by the Town of Davie.

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## **Public Participation**

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at 4300 SW 55<sup>th</sup> Avenue on February 21, 2008 and February 26, 2008. Attached is the petitioner's Citizen Participation Report.

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## **Staff Analysis**

The petitioner's site design meets the intent of the B-2, Community Business District. The propose site plan is consistent with the Land Development Code as it relates to access, location, size, and use. The Commercial project will be compatible with both the Comprehensive Plan and the Future Land Use Plan Map designation of Commercial.

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## **Staff Recommendation**

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. If approved, the following recommendations are requested to be met prior to final site plan approval:

1. Replace porcelain tile at building base with natural stone veneer.
2. Stone veneer to be added to all columns up to the bottom of the entrances.
3. Provide pavers or decorative stamped concrete at all crosswalks.

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## **Site Plan Committee Recommendation**

At the March 9, 2010 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Mr. Engel, to approve subject to staff's comments and the following: 1) that the applicant would clear out the last parking space on the dead-end portion of the parking lot facing University Drive to allow for a turn-around (northwest corner of the property); 2) the applicant would remove two parking spaces on the 'L' shaped parking

area to the east of the Walgreens and enlarge the landscape curved area for better traffic access for parking; 3) the applicant shall adjust the photometric plan limiting all “hot spots” and not exceeding eight-foot candles in any one area; and 4) the applicant shall add some architectural feature, painting, or scoring on the rear of the building to enhance the rear view to the existing buildings. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – absent; Mr. Breslau – yes; Mr. Engel – yes; Mr. Evans – no. **(Motion carried 3-1)**

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## **Town Council Action**

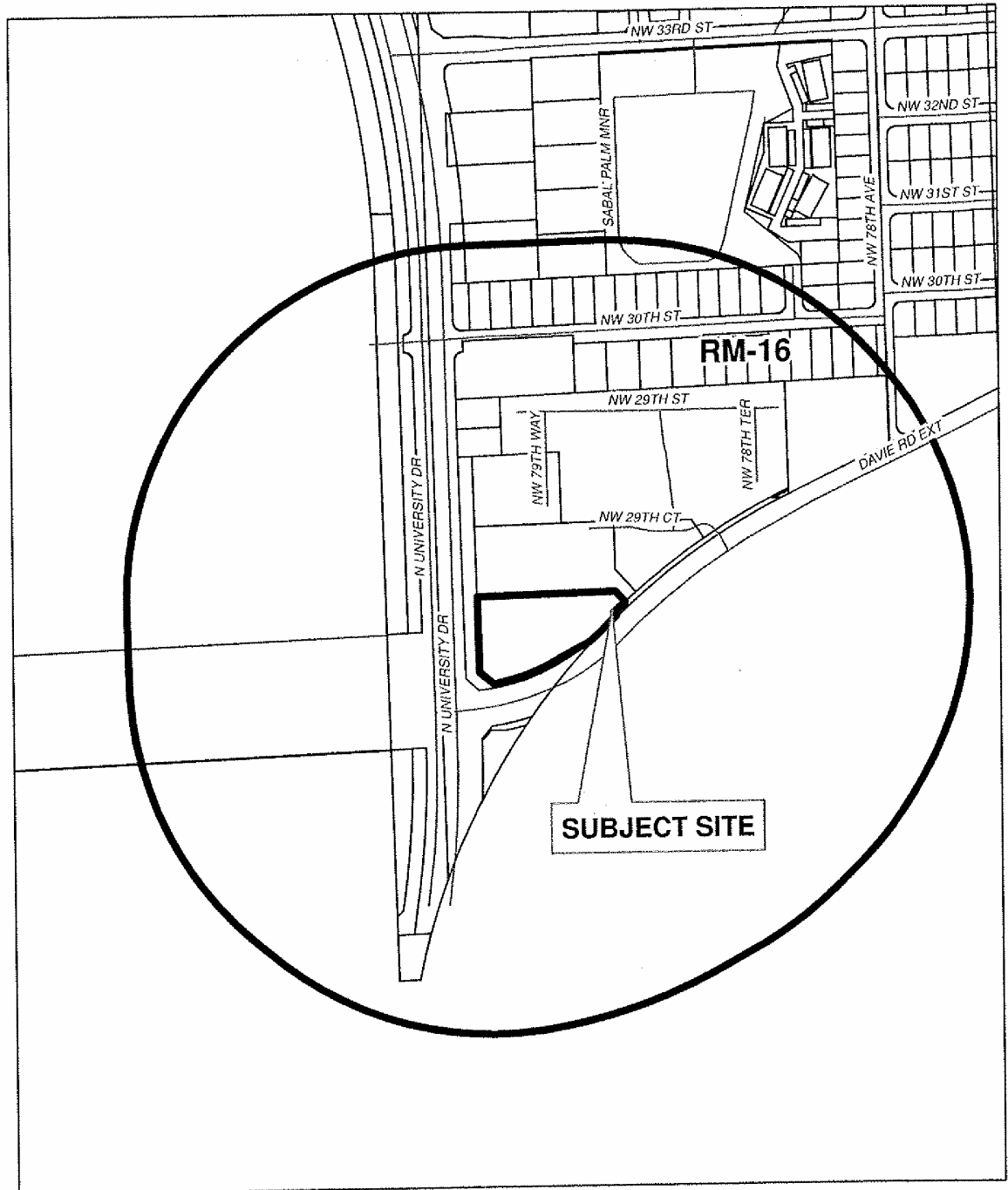
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### **Exhibits**

1. Mail-Out Map
  2. Mail-Out
  3. Public Participation Notice
  4. Public Participation Sign-in Sheets
  5. Public Participation Report
  6. Future Land Use Plan Map
  7. Aerial, Zoning, and Subject Site Map
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Prepared by: \_\_\_\_\_  
Reviewed by: \_\_\_\_\_

*File Location: P&Z\Development Applications\Applications\SP\_Site Plan\SP\_07\SP 11-4-07, Walgreens at University Shopping Center*



Date Flown:  
12/2006



0 200 400 800 Feet

Prepared by the Town of Davie GIS Division

Site Plan  
SP 11-4-07  
1000 Foot Buffer

Prepared by: ID  
Date Prepared: 12/11/07

**SP 11-4-07**  
Current Occupant  
7861 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7865 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7869 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7873 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7877 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7881 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7883 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7885 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7887 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7891 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7893 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7895 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7897 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7899 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7901 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7905 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7909 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7913 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7917 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7921 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7925 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7929 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7933 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7937 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7941 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7945 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7949 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7953 NW 29 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2900 NW 78 Ter  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2910 NW 78 Ter  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2920 NW 78 Ter  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2930 NW 78 Ter  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2940 NW 78 Ter  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2950 NW 78 Ter  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2901 NW 78 Way  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2911 NW 78 Way  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2921 NW 78 Way  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2931 NW 78 Way  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2941 NW 78 Way  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2951 NW 78 Way  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7903 NW 29 Ct  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2902 NW 79 Ter  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2912 NW 79 Ter  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2922 NW 79 Ter  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2932 NW 79 Ter  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2942 NW 79 Ter  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2952 NW 79 Ter  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2962 NW 79 Ter  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2903 NW 79 Way  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2913 NW 79 Way  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2923 NW 79 Way  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2933 NW 79 Way  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2943 NW 79 Way  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2953 NW 79 Way  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2963 NW 79 Way  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2904 NW 79 Way  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2914 NW 79 Way  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2924 NW 79 Way  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2934 NW 79 Way  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2944 NW 79 Way  
Davie, FL 33024



**SP 11-4-07**  
Current Occupant  
2954 NW 79 Way  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2964 NW 79 Way  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2974 NW 79 Way  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7900 NW 29 Ct  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7910 NW 29 Ct  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7920 NW 29 Ct  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7930 NW 29 Ct  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7940 NW 29 Ct  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7950 NW 29 Ct  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7960 NW 29 Ct  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7970 NW 29 Ct  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2801 N University Dr  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
3241 Sabal Palm Mnr #101  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
3241 Sabal Palm Mnr #102  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
3241 Sabal Palm Mnr #103  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
3241 Sabal Palm Mnr #104  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
3241 Sabal Palm Mnr #105  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2790 University Dr  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2776 University Dr  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2770 University Dr  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2766 University Dr  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2760 University Dr  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2756 University Dr  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2750 University Dr  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2740 University Dr  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2736 University Dr  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2730 University Dr  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2720 University Dr  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
2700 University Dr  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7860 SW 30 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7870 SW 30 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7880 SW 30 St  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7800 Davie Rd Ext  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7822 Davie Rd Ext  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7832 Davie Rd Ext  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
7842 Davie Rd Ext  
Davie, FL 33024

**SP 11-4-07**  
Current Occupant  
3101 N University Dr  
Davie, FL 33024

SP 11-4-07  
ARENCIBIA,JOSE R & MARTHA  
7810 NW 30 ST  
DAVIE FL 33024-2207

SP 11-4-07  
BRENNAN,NEIL  
7961 NW 30 ST  
DAVIE FL 33322

SP 11-4-07  
CHURCH OF THE HOLY SACRAMENT  
2801 N UNIVERSITY DR  
DAVIE FL 33024-2547

SP 11-4-07  
COMARTIN,DANIEL & JENEE  
7830 NW 30 ST  
DAVIE FL 33024-2207

SP 11-4-07  
DAVIE ROAD LLC  
2760 N UNIVERSITY DR  
DAVIE FL 33024

SP 11-4-07  
DEROSS,ROBERT S &  
SIDDIQUI-DEROSS,TILAT  
7851 NW 30 ST  
DAVIE FL 33024-2206

SP 11-4-07  
DUNCAN,JEROME &  
DENNIS,DORETHA  
7800 NW 30 ST  
DAVIE FL 33024-2207

SP 11-4-07  
FAULKENDER,SHELL  
7820 NW 30 ST  
DAVIE FL 33024

SP 11-4-07  
FUNG-ON,JASON & BERNICE  
7841 NW 30TH ST  
DAVIE FL 33024-2206

SP 11-4-07  
GOMEZ,DAVID  
7861 NW 30 ST  
DAVIE FL 33024

SP 11-4-07  
GUARINO,CHARLES  
10181 SW 40 ST  
DAVIE FL 33328-2254

SP 11-4-07  
HARRIS,CHRISTOPHER A  
9040 ROYAL PALM BLVD APT 608  
POMPANO BEACH FL 33065

SP 11-4-07  
KESAR SINGH FAMILY LLC  
10726 CHARLESTON PL  
COOPER CITY FL 33026

SP 11-4-07  
LANE,HOWARD & GAYLE  
19700 SW 14 ST  
PEMBROKE PINES FL 33029

SP 11-4-07  
LAUREL,CARLOS  
7870 NW 30 ST  
DAVIE FL 33024

SP 11-4-07  
LEIMAN,L D & RHONDA  
16791 SW 5TH CT  
FORT LAUDERDALE FL 33326-1533

SP 11-4-07  
LOPEZ,JOSE L  
7901 NW 30 ST  
DAVIE FL 33024-2208

SP 11-4-07  
MARIA,ANTONIO &  
LOPEZ,ARGENTINA  
7911 NW 30 ST  
DAVIE FL 33024

SP 11-4-07  
MONTERRA COMMUNITY  
DEVELOPMENT DISTRICT  
5701 N PINE ISLAND ROAD STE 370  
FORT LAUDERDALE FL 33321

SP 11-4-07  
NARANJO,DOLORES  
300 SW 64 WAY  
PEMBROKE PINES FL 33023

SP 11-4-07  
NEWTON,HAMMOND M LE  
NEWTON,DAVID E  
7931 NW 30 ST  
DAVIE FL 33024-2208

SP 11-4-07  
PARK VILLAS DAVIE LLC  
2760 N UNIVERSITY DR  
DAVIE FL 33024

SP 11-4-07  
PARRS,MARCO A  
7921 NW 30 ST  
MIAMI FL 33024

SP 11-4-07  
PERRY,TINA &  
PERRY,RUSSELL II  
7971 NW 30 ST  
DAVIE FL 33024-2208

SP 11-4-07  
PETROLEUM INVESTMENTS INC  
9701 NW 89 AVE  
MEDLEY FL 33178

SP 11-4-07  
RUSSELL,RALPH & MELINDA  
3250 SW 131 TER  
DAVIE FL 33330

SP 11-4-07  
SOUTH FLORIDA TROPICAL PLANTS INC  
2807 N UNIVERSITY DR  
DAVIE FL 33024-2547

SP 11-4-07  
T D R S PROPERTIES INC  
3345 N UNIVERSITY DR  
HOLLYWOOD FL 33024

SP 11-4-07  
THEIS,LINDA  
7831 NW 30TH ST  
DAVIE FL 33024-2206

SP 11-4-07  
TRAVIESCO,FRANCES ANN &  
TRAVIESCO,ROGELIO  
3001 NW 78 TER  
DAVIE FL 33024

**SP 11-4-07**  
US 1 REALTY INC  
7777 DAVIE ROAD EXT #102B  
HOLLYWOOD FL 33024

**SP 11-4-07**  
WALDREP ENTERPRISES LTD  
3707 NW 110 AVE  
OCALA FL 34482

**SP 11-4-07**  
WALGREEN CO  
200 WILMOT ROAD  
DEERFIELD IL 60015

**SP 11-4-07**  
WESTBERRY,H & KATHLEEN  
7941 NW 30TH ST  
DAVIE FL 33024-2208

## MEETING NOTICE

February 15<sup>th</sup>, 2008

Re: Citizen Participation Plan Meeting for: Town Park Plaza  
Project Number: MSP 12-5-07

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to Town Center for a parcel located at N.E. corner of University Drive and Davie Road Extension. The project is for a mixed use development which will include residential dwellings, office and retail components.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior the Town initiating their review of the application. We have scheduled the following meetings.

**First Citizen Participation Meeting:**

Date: Thursday February 21, 2008

Time: 6 PM

Location: 4300 SW 55<sup>th</sup> Ave., Davie, FL 33314

**Second Citizen Participation Meeting:**

Date: Tuesday February 26<sup>th</sup>, 2008

Time: 6 PM

Location: 4300 SW 55 Ave., Davie, FL 33314

If you wish to submit written comments, please send them to:

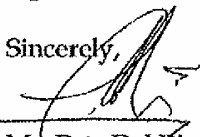
Mr. Pete Del Rio

C/O Park Villas Davie, LLC

2760 N. University Drive, Davie, FL 33024

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,



Mr. Pete Del Rio

Attachments: Location Map

(MEMBERS OF TOWN COUNCIL MAYBE PRESENT)

SIGN IN SHEET

PUBLIC PARTICIPATION MEETING I.

(Date) FEB. 20, 1961

NAME	ADDRESS	PHONE
Estrella Maggio	3221 Sunset Palm Manor 104 Hollywood, FL	
Anna Maggio	(954) 450-3485	
TODD MILLER	7777 DAVIE RD.	954-437-5601
David Gomez	7861 N.W. 30th St DAVIE FL 33024	954-303-2481

SIGN IN SHEET  
PUBLIC PARTICIPATION MEETING II.

(Date) FEB 26, 66

NAME	ADDRESS	PHONE
Andrew Thers	7831 N.W. 20 <sup>th</sup>	956-436-55
Leda Thers	7831 N.W. 20 <sup>th</sup>	956-436-55
Yoon Greiner	7861 N.W. 30 <sup>th</sup>	954-383-2483

PARK VILLAS DAVIE, L.L.C.  
2760 N. UNIVERSITY DR.  
DAVIE, FL. 33024  
(305) 477-9200 ... FAX (305) 235-2119

April 17, 2009

Ms. Lise Bazinet  
Development Service Department  
Planning and Zoning Division  
Town of Davie  
6591 Orange Drive  
Davie, Florida 33314

RE: Summary of Public Participation Meeting  
Park Villas

Dear Staff,

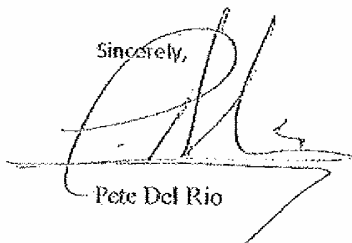
Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, we (the petitioner) advertised and notified all the property owners surrounding the subject property within 1,000 feet to invite them to the Public Participation Meeting, located at the Eastside Community Room located at 4300 SW 55<sup>th</sup> Avenue, Davie on February 21<sup>st</sup> and 26<sup>th</sup> 2008.

The owner of the property was represented by Mr. Hector Vinas and Mr. Pete Del Rio. Mrs. Shirley Taylor-Prakelt Director of Housing and Community Development was also present and in support of the project.

We had a small turnout at both meetings a total of 7 residences and 1 property owner. There was not an opposition to the project from the neighborhood residents that attended the meeting. They had issues with traffic along NW 30<sup>th</sup> Street with people using it as a cut through to University Drive. Shirley eased their minds and said she would help talk to the traffic division to discuss options. The only other non-supporter of the project was the property owner of the office building at 2900 Davie Road Extension. He wanted to see office buildings on the property rather than residential. That owner has since sold the office building and the current owner is in support of a mixed-use project with residential units.

Please let me know if you have any further questions or need additional information? Thank you very much.

Sincerely,



Pete Del Rio





